117.0	0002	0003.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	767,800 /	767,800
					USE VALUE:	767,800 /	767,800
					ASSESSED:	767,800 /	767,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POWELL JOHN R/ETAL
Owner 2:	TASSARA PAMELA E
Owner 3:	
Street 1:	61 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,032 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Vinyl Exterior and 2160 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6032.000	347,100		420,700	767,800
Total Card	0.138	347,100		420,700	767,800
Total Parcel	0.138	347,100		420,700	767,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.46 | /Parcel: 355.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75288
GIS Ref	
GIS Ref	
Insp Date	11/01/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,000	0	6,032.	420,700	767,700	767,700	Year End Roll	12/18/2019
2019	101	FV	265,000	0	6,032.	414,700	679,700	679,700	Year End Roll	1/3/2019
2018	101	FV	265,000	0	6,032.	318,500	583,500	583,500	Year End Roll	12/20/2017
2017	101	FV	265,000	0	6,032.	300,500	565,500	565,500	Year End Roll	1/3/2017
2016	101	FV	265,000	0	6,032.	276,400	541,400	541,400	Year End	1/4/2016
2015	101	FV	258,600	0	6,032.	258,400	517,000	517,000	Year End Roll	12/11/2014
2014	101	FV	258,600	0	6,032.	238,000	496,600	496,600	Year End Roll	12/16/2013
2013	101	FV	258,600	0	6,032.	238,000	496,600	496,600		12/13/2012

!9085!

PRINT

Date	Time
12/10/20	23:36:09

LAST REV

Date	Time
11/01/18	13:49:51
danam	
9085	

USER DEFINED

Prior Id # 1:	75288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOSKINS JONNY/E	25593-223		8/24/1995		257,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/2/1997	209	Manual	2,600					REMODEL BATH
6/19/1995	343	Manual	500					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Meas/Inspect	DGM	D Mann
9/17/2018	MEAS&NOTICE	CC	Chris C
1/6/2009	Meas/Inspect	345	PATRIOT
2/10/2000	Meas/Inspect	264	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6032		Sq. Ft.	Site		0	70.	1.00	6									420,673						420,700	

Total AC/HA:	0.13848	Total SF/SM:	6032	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	420,673	Spl Credit		Total:	420,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22065210
Const Adj.:	1.02764988
Adj $ / SQ:	156.800
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	426425
Depreciation:	79315
Depreciated Total:	347110

COMMENTS

PDAS. GAS LOG FP NON-FUNCTIONAL (TO BE REMOVED)..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M

Totals		
1	8	3

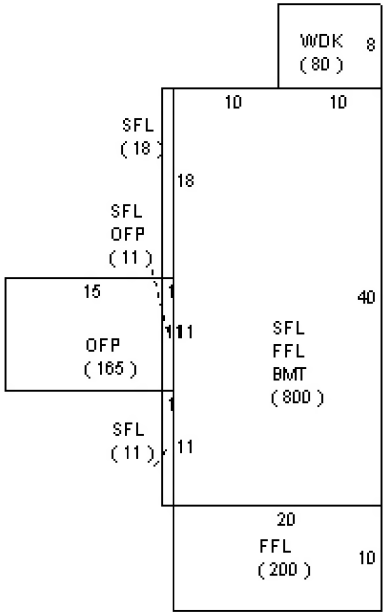
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	156.80
Special Features:	0	Val/Su Net:	119.85
Final Total:	347100	Val/Su SzAd	188.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,000	156.800	156,800
SFL	Second Floor	840	156.800	131,712
BMT	Basement	800	59.270	47,416
OFP	Open Porch	176	26.590	4,680
WDK	Deck	80	16.440	1,315

Net Sketched Area:	2,896			Total:	341,923
Size Ad	1840	Gross Are	2896	FinArea	2160

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc